

## CORRESPONDENCE SUMMARY

**DATE:** October 17, 2008  
**DETERMINATION NUMBER:** ZCOR-2008-0277  
**SUBJECT:** Loudoun Station, credit for on-street parking

**1972 ORDINANCE REFERENCE NUMBERS:**

**1993 ORDINANCE REFERENCE NUMBERS:** 4-1117(G)\*

**OTHER APPLICABLE REFERENCE NUMBERS:** FIDP-2008-0001\*

**TAX MAP/PARCEL NUMBER:**

**MCPI:**

/79/P/1////2/	089-46-8658
/79/P/2////1/	089-47-0533
/79/P/1////3/	089-46-7548
/79/P/2////4/	089-46-9226
/79/P/4////2/	089-46-5834
/79/P/3////1/	089-46-7413
/79/P/4////3/	089-46-4224
/79/P/4////4/	089-46-2840
/79/P/3////3/	089-46-7684
/79/P/5////1/	089-46-0327
/79/P/5////2/	089-46-1316
/79/P/8////1/	089-46-5476
/79/P/8////2/	089-36-6561

**Correspondence Summary:** Letter grants applicant's request to count 88 on-street parking spaces toward the off-street parking requirement per 4-1117(G) and ZMAP 2002-0005 Proffer Statement, paragraph C.

**PROPERTY OWNER(S):** COMSTOCK LOUDOUN STATION LC  
11465 SUNSET HILLS RD, STE 510  
RESTON VA 20190-5270

Author: Theresa M. Stein

\*Indicates where to file

Is this a determination? Check one: Yes X No \_\_\_\_\_



## Loudoun County, Virginia

www.co.loudoun.va.us

### Department of Building and Development

Zoning Administration / MSC# 60

1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000

Administration: 703-777-0397 • Fax: 703-771-5215

October 18, 2008

Mr. Andrew A. Painter, Esquire  
Walsh, Colucci, Lubeley, Emrich & Walsh  
1 East Market Street  
3<sup>rd</sup> Floor  
Leesburg, VA 20176-3014

**RE:** Loudoun Station, FIDP 2008-0001, Credit of on-street parking toward off-street parking requirement

**TAX MAP/PARCEL #:**

/79/P/1////2/

/79/P/2////1/

/79/P/1////3/

/79/P/2////4/

/79/P/4////2/

/79/P/3////1/

/79/P/4////3/

/79/P/4////4/

/79/P/3////3/

/79/P/5////1/

/79/P/5////2/

/79/P/8////1/

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089-46-4224

089-46-2840

089-46-7684

089-46-0327

089-46-1316

089-46-5476

089-36-6561

Dear Mr. Painter:

This letter is in response to your October 8, 2008 request to credit 88 on-street parking spaces shown on the Final Development Plan (FDP) toward the total off-street parking requirement, such request allowed by Section 4-1117(G) of the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"), which states that the Zoning Administrator, in coordination with the Office of Transportation Services and the Virginia Department of Transportation, may allow on-street parking located within 400 feet of the principal use to be credited to meet up to 30% of the off-street parking spaces. Section 4-1117(G) concludes that the credit shall be included on the FDP so as to identify the particular development receiving the credit. In addition, ZMAP 2002-0005 Proffer Statement, paragraph C, states that "The Applicant may, at the time of FDP review and approval, request that the County credit on-street parking provided along Market Street and Center Street and along private roads and alleys toward the overall parking requirement of the entire project."

The 88 on-street parking spaces subject to this request are located along Central Station Drive and Gramercy Park Drive, the main road system within the Loudoun Station development, and are within 400-feet of the buildings they will serve. The 88 parking spaces represent approximately 4% of the total 2,120 off-street parking spaces required for all the residential, retail and office space proposed with the FIDP 2008-0001. The FIDP proposes to provide 2,316 off-street parking spaces, which exceeds the required parking.

Given that the requested credit meets the criteria set forth in Section 4-1117(G), as well as the design criteria found in Section 4-1117(A), and does not represent an overall reduction in parking provided, the request is granted.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the *Zoning Ordinance* may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the *Code of Virginia*. This decision is final and unappealable if not appealed within 30 days.

If you have any questions regarding this matter you may contact me at (703) 777-0397, ext 0120.

Sincerely,



Theresa M. Stein, Planner  
Zoning Administration

CC: Terrance Wharton, Acting Zoning Administrator  
Stevens Miller, Supervisor, Dulles Election District  
Mark O. Stultz, Deputy Zoning Administrator  
Theresa Stein, Planner, Building and Development  
Lou Mosurak, Senior Transportation Planner, Office of Transportation Services  
Trish Baker, Plans Reviewer, Building and Development  
Property Owner